

THIS DEED, made this 19th day of July, 1975, by and between ARTHUR L. WEAVER and AGNES M. WEAVER, his wife, and BRIAN P. BELL and ROXANNE M. BELL, his wife, all of Carroll County, Maryland.

W I T N E S S E T H, That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Arthur L. Weaver and Agnes M. Weaver, his wife, as tenants by the entireties, do hereby grant and convey unto Brian P. Bell and Roxanne M. Bell, his wife, as tenants by the entireties, their heirs and assigns, forever, in fee simple, all that piece or parcel of land situate, lying and being in the Woodville Election District of Frederick County, State of Maryland, and being more particularly described as follows:

Lot numbered Eleven (11), in a subdivision known as and called "MOUNT AIRY OVERVIEW" Section I, Woodville District" per plat of subdivision as recorded in Plat Book 4, page 34, one of the Land Records of Frederick County, Maryland.

SUBJECT HOWEVER, to covenants, conditions and restrictions of record running with the land, recorded in Liber 887, folio 75, one of the Land Records of Frederick County, Maryland, set forth in a Deed dated August 18, 1972, from E. Brook Lee and Nina G. Lee, his wife, unto Barry B. Kennell and Margaretha A. Kennell, his wife.

BEING the same piece or parcel of land conveyed by Deed dated May 17, 1974, conveying title from Barry B. Kennell and Margaretha A. Kennell, his wife, unto Arthur L. Weaver and Agnes M. Weaver, his wife, and recorded among the Land Records of Frederick County, Maryland, in Liber 939, folio 471.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging or in anywise appertaining.

AND the said Arthur L. Weaver and Agnes M. Weaver covenant that they will warrant specially the property that they hereby convey; that they are seized of the land hereby conveyed; that they have a right to convey said land; that the said Brian P. Bell and Roxanne M. Bell, his wife, shall quietly enjoy said land; that they have done no act to encumber said land; and that they will execute such further assurances of said land as may be requisite.

WITNESS our Hands and Seals the day and year first above written.

Witness

Arthur L. Weaver (SEAL)
Arthur L. Weaver

Agnes M. Weaver (SEAL)
Agnes M. Weaver